

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 11 Bass Close Warrnambool VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$179,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Other

Suburb

Warrnambool

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 Southern Ocean Boulevard Warrnambool VIC 3280	\$160,000	13-Mar-19
26 Motang Drive Warrnambool VIC 3280	\$175,000	18-Feb-19
63 Dobson Way Warrnambool VIC 3280	\$185,000	01-May-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 June 2020


**1 Southern Ocean Boulevard
Warrnambool VIC 3280**
 -  -  -

Sold Price

\$160,000

Sold Date

13-Mar-19

Distance

0.25km

**26 Motang Drive Warrnambool VIC
3280**
 4  2  2

Sold Price

\$175,000

Sold Date

18-Feb-19

Distance

0.58km

**63 Dobson Way Warrnambool VIC
3280**
 -  -  -

Sold Price

\$185,000^{UN}

Sold Date

01-May-20

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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